

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20/55 Gadd Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$740,000

&

\$755,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Northcote

Period - From

20/07/2019

to

19/07/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 2/54 Gadd St NORTHCOTE 3070 | \$753,000 | 29/02/2020 |
| 2 | 10/107 Herbert St NORTHCOTE 3070 | \$780,000 | 20/06/2020 |
| 3 | 5/54 Clarendon St THORNBURY 3071 | \$799,000 | 27/04/2020 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/07/2020 10:09



Property Type: Townhouse

Agent Comments

Comparable Properties



2/54 Gadd St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$753,000

Method: Sale

Date: 29/02/2020

Property Type: Flat/Unit/Apartment (Res)



10/107 Herbert St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Townhouse (Res)



5/54 Clarendon St THORBURY 3071 (REI/VG) Agent Comments



Price: \$799,000

Method: Private Sale

Date: 27/04/2020

Property Type: Townhouse (Res)